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**S-4257**  
**PURDUE RESEARCH PARK, PH 4, PT 1, SECTION 1**  
**Minor-Sketch Plan**

**STAFF REPORT**  
**September 1, 2011**

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**PURDUE RESEARCH PARK, PH 4, PT 1, SECTION 1**  
**Minor-Sketch Plan**

**Staff Report**  
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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, the City of West Lafayette Department of Redevelopment, with consent of owner, PRF, and represented by Ross Nixon of StructurePoint, is seeking primary approval of a one lot subdivision on 2.19 acres, located on the north side of Kalberer Road, opposite the Cinnabar Street intersection, in West Lafayette, Wabash 6 (NW) 23-4. The proposed use of the property is a fire station.

**AREA ZONING PATTERNS:**

The site is zoned R1, Single-family Residential as is all surrounding properties except for PDRS zoning located to the southwest.

A special exception for a fire station has been filed with the Area Board of Zoning Appeals; this case, BZA-1832, will be heard at its September meeting.

**AREA LAND USE PATTERNS:**

The site is currently unimproved farmland, as is all surrounding property on the north side of Kalberer. The single-family houses of Amberleigh Village are to the southwest; a building that houses the fire station temporarily, a parking lot, the community garden and soccer fields are to the south/southeast.

**TRAFFIC AND TRANSPORTATION:**

The required 40' half-width right-of-way is already in place, so no dedication of right-of-way is necessary. The West Lafayette City Engineer's Office is not requiring a "no vehicular access" statement along the frontage.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Both water and sewer are available to the site in question; no public improvements are necessary. The drainage for this site will be reviewed at the October Drainage Board meeting.

**CONFORMANCE WITH UZO REQUIREMENTS:**

Setbacks shown are correct; no buffering is required. Lot width and area are sufficient to meet the R1 zone standards.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2005-04-CM.
4. The street address and County Auditor's Key Number shall be shown.